

## Appendix A

### UNIFIED DEVELOPMENT ORDINANCE\*

#### Article 1. General Provisions

- 1.1. General provisions.
- 1.2. Exemptions and special considerations.
- 1.3. Comprehensive Plan.
- 1.4. Interpretation of the provisions of this ordinance.
- 1.5. Effective date.
- 1.6. Violations of this ordinance.

#### Article 2. Administrative Agencies

- 2.1. Department of community development.
- 2.2. Boards of adjustment.
- 2.3. Local planning boards.
- 2.4. Joint planning commission.
- 2.5. Governing bodies.
- 2.6. Historic preservation commission (City of Sanford only).

#### Article 3. Zoning and Permitting Procedures

- 3.1. General procedures.
- 3.2. Administrative permits.
- 3.3. Zoning map and text amendments.
- 3.4. Conditional zoning.
- 3.5. Special use permits.
- 3.6. Site plan review.
- 3.7. Appeals and variances.

#### Article 4. Zoning District Regulations

- 4.1. Purpose.
- 4.2. Establishment of zoning districts.
- 4.3. Purpose statements.
- 4.4. Zoning map.
- 4.5. Zoning district boundaries.
- 4.6. Use regulations (Includes permitted use matrix).
- 4.7. Dimensional and density regulations.
- 4.8. Reserved.
- 4.9. Planned unit development.
- 4.10. Traditional neighborhood development.

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\***Editor's note**—Printed herein is the Unified Development Ordinance for Lee County, North Carolina, adopted by the county council on Sept. 19, 2005. Amendments to the original ordinance are indicated by parenthetical history notes following amended provisions. For stylistic purposes, a uniform system of punctuation, capitalization, headings, catchlines, citation to state statutes, and expression of numbers in text has been used to conform to the Code. Obvious misspellings have been corrected without notation and material in brackets [ ] has been added for clarity.

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- 4.11. Manufactured home overlay district.
- 4.12. Historic preservation overlay district.
- 4.13. Airport overlay district.
- 4.14. Watershed conservation overlay district.

### **Article 5. Supplemental Development Regulations**

- 5.1. Accessory uses and structures.
- 5.2. Adult establishments.
- 5.3. Animal hospitals, veterinary services, animal shelters, kennels/ animal services.
- 5.4. Bed and breakfast inns.
- 5.5. Car washes and car care centers.
- 5.6. Cemeteries.
- 5.7. Community food services.
- 5.8. Concrete and asphalt plants.
- 5.9. Correctional facilities.
- 5.10. Child care facilities.
- 5.11. Drive-in theaters.
- 5.12. Family care homes.
- 5.13. Farming, stables, and related uses.
- 5.14. Flea markets—Outdoor.
- 5.15. Hazardous waste facilities.
- 5.16. Home occupations.
- 5.17. Hotels, motels and tourist courts.
- 5.18. Junkyard/salvage yard.
- 5.19. Landfills, LCID and CDLF.
- 5.20. Landfill, sanitary.
- 5.21. Manufactured home and/or storage building sales.
- 5.22. Mini-warehouse (self-storage units).
- 5.23. Mining and quarries.
- 5.24. Motor vehicle/boat sales or rental lots.
- 5.25. Nurseries and greenhouses, commercial (RA zoning district only).
- 5.26. Entertainment establishments.
- 5.27. Racetracks (Motorized vehicles).
- 5.28. Recreation activities, commercial outdoor.
- 5.29. Campgrounds.
- 5.30. Rural family occupation (Unincorporated area only).
- 5.31. Storage of flammable liquids (in bulk) above ground.
- 5.32. Reserved.
- 5.33. Telecommunications towers.
- 5.34. Temporary uses.
- 5.35. Mixed uses, central business district.
- 5.36. Travel trailer parks.

### **Article 6. Subdivision Regulations**

- 6.1. General provisions.
- 6.2. Minor subdivisions.

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- 6.3. Major subdivisions.
- 6.4. Reserved.
- 6.5. Open space.
- 6.6. Lot design standards.
- 6.7. Street design standards.

### **Article 7. Landscaping and Buffering Standards**

- 7.1. Purpose.
- 7.2. Applicability.
- 7.3. Administrative provisions.
- 7.4. Planting yards.
- 7.5. Buffer yards.
- 7.6. Parking lot yards.
- 7.7. Street yards.
- 7.8. Specifications for plant materials and installation.

### **Article 8. Off-Street Parking and Private Driveway Standards**

- 8.1. Applicability.
- 8.2. General design standards.
- 8.3. Required amount of off-street parking.
- 8.4. Parking space dimensions.
- 8.5. Driveways and traffic aisles.
- 8.6. Off-street loading/unloading area standards.

### **Article 9. Environmental Control Regulations**

- 9.1. Sedimentation and erosion control.
- 9.2. Stormwater management (Reserved for future regulations).
- 9.3. Tree preservation (Reserved for future regulations).

### **Article 10. Site Design Standards**

- 10.1. Outdoor storage and solid waste storage standards.
- 10.2. Shopping centers and superstores.
- 10.3. Multi-family residential development.
- 10.4. Accessory dwellings (RA and RR districts only).
- 10.5. Design standards for individual manufactured homes.
- 10.6. Manufactured home for hardship.

### **Article 11. Signage Regulations**

- 11.1. Purpose and findings.
- 11.2. Applicability.
- 11.3. Sign permit.
- 11.4. Sign area computations.
- 11.5. Construction and maintenance.
- 11.6. Prohibited signs.

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- 11.7. Signs that do not require a permit.
- 11.8. Signs that require a permit.
- 11.9. Outdoor advertising (billboard) signs.
- 11.10. Temporary banners.

### **Article 12. Nonconformities and Vested Rights**

- 12.1. Purpose.
- 12.2. Legal nonconforming situations continued.
- 12.3. Undeveloped nonconforming lots.
- 12.4. Nonconforming use of land.
- 12.5. Nonconforming structures.
- 12.6. Vested rights.
- 12.7. Expiration of development approvals.

### **Article 13. Flood Hazard Area Regulations**

- 13.1. Purpose.
- 13.2. Definitions.
- 13.3. General provisions.
- 13.4. Administration.
- 13.5. Duties and responsibilities of the local administrator.
- 13.6. Administrative procedures.
- 13.7. Variance procedures.
- 13.8. Provisions for flood hazard reduction.

### **Appendix A. Definitions**

- A-1. Terms defined.
- A-2. Word usage.
- A-3. Definitions.

### **Appendix B. Specifications for Forms to be Submitted**

- B-1. General provisions.
- B-2. Certificates of zoning compliance.
- B-3. Building permits and certificates of occupancy.
- B-4. Subdivision plats.
- B-5. Site plans (conditional rezoning/special use permits).
- B-6. Landscaping plan.
- B-7. Grading plan.
- B-8. Architectural plans.
- B-9. Flood hazard development permit.
- B-10. Variance from watershed regulations.
- B-11. Site specific development plan (for vested rights).
- B-12. Stormwater drainage plans.

### **Appendix C. Acceptable Plant Species**

**ARTICLE 9. ENVIRONMENTAL CONTROL REGULATIONS**

*Summary:* This article includes regulations that are intended to promote conservation and protect our natural environment. This section shall include local regulations as well as make reference to certain state and/or federal programs that assist in meeting these objectives.

**9.1. Sedimentation and erosion control.**

9.1.1. Land-disturbing activities, as defined in G.S. § 113A-52.01, shall conform to the Sedimentation and Pollution Control Act of 1973 (G.S. §§ 113A-50 to 113A-458, as may be amended from time to time).

9.1.2. A zoning clearance permit shall not be issued for projects which require a sedimentation and erosion control permit from the State of North Carolina, unless or until a copy of said permit or other approval notification is submitted to the administrator.  
(Ord. of 9-19-2005)

**9.2. Stormwater management - Reserved.**

This section intentionally reserved for future regulations and standards for the management of stormwater.  
(Ord. of 9-19-2005)

**9.3. Tree preservation - Reserved.**

This section intentionally reserved for future regulations and standards for tree preservation regulations.